

# MEDFORD URBAN RENEWAL AGENCY ADVISORY COMMITTEE MINUTES



Wednesday, March 9, 2022

5:00p.m.

**Virtual Meeting**

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The regular meeting of the Medford Urban Renewal Agency Advisory Committee was called to order at 5:00 p.m. via Zoom, on the above date with the following members and staff present:

Committee Members and staff present: Tim D'Alessandro, Sarah Spansail, Bill Boehning, Marie Cabler, Barbara Laskin (arrived at 5:16pm), Ej Macmanus, Caprice Moran, Christian Nelson, Bob Shand, MURA Executive Director Harry Weiss, MURA Administrative Support Technician David Hernandez.

Committee Member Caprice Moran and Daniel O'Connor were absent.

**20. Approval or Correction of the Minutes of February 09, 2022**

The minutes of February 09, 2022 are approved as submitted.

**30. Oral Requests and Communications from the Audience**

None.

**40. Continued Committee Business**

Mr. Weiss stated he would send a survey to the Medford Urban Renewal Advisory Committee to determine which meetings should be held in-person and virtual this year.

**50. Agenda Items**

**50.1 Central Avenue Project**

MURA has engaged Rubicon Investments Corporation as a development consultant, and they are under contract with MURA to procure due diligence items for the Central Avenue site. Rubicon is also working with TVA Architects on the preliminary architectural site plan and architectural massing designs.

Rubicon submitted its preliminary application on February 18, 2022.

On March 16, 2022, Rubicon's development team will come to Cornerstone Church to participate in a series of meetings with opportunities for public input.

April 22, 2022, will be the deadline for MURA to apply for the low-income housing tax credits and LIFT funding. The total price of this project is \$43 million, but the project will require \$6 million from Medford to begin development. MURA will explore three different primary sources of funding: Cash, Capital asset value of the Central Avenue site, and a granted property tax abatement for the project. Mr. Weiss has received inquiries from local non-

profit organizations about utilizing the Central Avenue warehouse for food retail or distribution services. Rent eligibility for the units will be for households at 30% of area median income and HUD rents will be based on 30% of those household incomes.

**60. Committee Reports**

None.

**70 Committee Member Remarks**

Mr. Bob Shand would like to make the following public comment as a resident of the Liberty Neighborhood:

Provided is an image of the latest cottage style home being demolished. This one is on Niantic St. albeit will be replaced by a two story classroom(s) for Kids unlimited it represents yet another lost opportunity at affordable home ownership. Previously two homes of similar style and condition were renovated and sold for \$249K , \$260K and \$290K respectively. Corporate owned apartments "For Rent" do not allow for a family's assets growth or stakeholder ship within a neighborhood and is a "Key Part" of the "Missing Middle" in housing.

**80. Staff Reports**

The Hotel project developers are 60% complete with the design package and are ready to apply for review by the site plan and architectural committee. Mr. Weiss will distribute their application to the Committee once it is submitted. He will also distribute the information about the meeting sessions that members can attend once he receives the final schedule.

**90. Adjournment**

There being no further business, this Council meeting adjourned at 5:54 p.m.

The City Recorder maintains a recording of these proceedings with the agenda, minutes and documentation associated with this meeting.

David Hernandez  
MURA Administrative Support Technician